

Silver Sands RV Park Rules and Regulations Updated January 8, 2025

(Exhibit A)

Definitions:

“RV” will mean a motor home, travel trailer, truck camper, camping trailer, or park model as defined in Health & Safety Code Section 18010 and referenced in Civil Code Section 799.29.

“Park” means Silver Sands RV Park located at 88610 Highway 86, Thermal, Ca 92274. The Park is designated as an all-age facility.

“Owner” means the owners of the Park and management.

“Tenant” means the person who has established tenancy and lawfully occupies a lot located at the Park pursuant to the Recreational Vehicle Park Occupancy Law.

“Guests” means all of Tenant’s invitees, permittees or licensees, persons sharing the RV Site, or other persons in the Park or on the RV Site at the invitation, request, or tolerance of Tenant.

“Lot” will mean the real property (RV site) rented to a Tenant by the Park Owner.

The definitions set forth herein in this paragraph shall apply unless the context indicates that a different meaning is intended.

Rents & Mail:

Registration:

- ❖ All Tenants must have a written registration and rental agreement on file with Park management. All persons occupying the RV, including children, must be listed on the rental agreement and/or registration agreement. Tenant shall not violate any term, condition or provision of the rental agreement.
- ❖ No more than 5 occupants per Lot.
- ❖ At least one Tenant must be the registered owner of the RV and must occupy the RV on a full-time basis.
- ❖ You are encouraged to maintain a post office box. Park is not responsible for receiving your mail or packages.

Recreational Vehicles Condition & Sales:

Condition and Ownership of Recreational Vehicle:

- ❖ All RVs including towable vehicles must be 20 years or newer.

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- ❖ Current Tenants (as of January 8, 2025) with RVs older than 20 years will be grandfathered in under the following conditions:
 - RV is in good working condition. Must be operable.
 - Current registration and insurance on file with the office and tags on the vehicle.
 - Non-op registrations are not permitted.
 - Vehicle must be operational and ready to be moved if at any time.
 - Vehicles must be habitable.
- ❖ All Guests and persons occupying the RV must register with Park management.
- ❖ Proof of current insurance and registration on all vehicles in the current Tenant's name must be submitted to the office and kept up to date each year.
- ❖ All RVs in the Park shall be self-contained and must have a functional bathroom.
- ❖ You may wash your RV twice a year; however, no excessive running of water to wash your RV is allowed.
- ❖ RVs must be maintained in good condition, with no broken windows or doors, torn screens or awning, peeling or unsightly paint, rust or other physical damage to the roof or siding. Windows must be weatherproof with only clear acrylic insulators, if needed (no tin foil on windows). No RV should leak fluids.
- ❖ Except as specifically set forth in these Rules and Regulations, the installation of any accessory equipment or structures or fences or storage buildings by Tenant is prohibited without prior approval from management.
- ❖ Only licensed contractors may do spray painting in the Park or install items which are required to be connected to the electrical, gas or water supplies.
- ❖ Tenant shall not allow any liens or claims to be enforced against Owner or recorded in the Park.

Sale of a RV:

- ❖ Tenant must notify Park Management in writing at least thirty (30) days of Tenant's intent to sell Tenant's park model or RV within in the Park.
- ❖ Lots are the property of the Park and are not transferable. Upon sale or transfer of ownership of the RV to a third party, the RV must be immediately removed from the Park. This includes, but is not limited to, the RV transferring to a Tenant's heir upon the Tenant's death.

General, Decorations and Pets:

Please be courteous to your neighbors. Quiet time is from 10:00 P.M. until 8:00 A.M.

General Campsite Rules:

- ❖ You are assigned a Lot that will accommodate the size of your RV. DO NOT set it up in a manner that you exceed into Fire Lane. All roads are fire lanes.

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- ❖ Each Tenant is responsible for the maintenance and appearance of the Tenant's Lot and RV. The Lot should be kept free from litter and debris at all times.
- ❖ Only 2 vehicles (car, truck, motorcycle, etc.) is allowed to be parked at your Lot.
- ❖ No electric vehicles may be charged at your Lot.
- ❖ Only one RV is permitted per Lot. The occupied area of a Lot, consisting of the RV and all accessory buildings and structures, including but not limited to awnings, stairways, ramps, and storage cabinets, shall not exceed seventy-five (75) percent of the Lot area.
- ❖ You are not allowed to store items under your RV with the exception of one (1) 48-gallon (or smaller) "Rubbermaid" type tub. Storage of anything behind or outside of the RV is prohibited.
- ❖ All plants must be in pots and there is a limit of 5 potted plants per Lot. Yard décor is limited to four (4) pieces per Lot, including any metal art or décor attached to structures.
- ❖ No plants, shrubs or trees may be planted at a Lot.
- ❖ No wasting of water is permitted. Tenant may not have water running into the street or onto neighboring lots.
- ❖ The Lot shall be kept free of weeds and debris at all times.
- ❖ Any item which creates a threat to health and safety is not permitted on the Lot. No flammable, combustible, hazardous or explosive fluid or material (except those customarily used for normal household purposes) are permitted.
- ❖ No tents or canopy's of any kind are permitted on a Lot.
- ❖ No garage sales are permitted in the Park
- ❖ Tenant is responsible for moisture, accumulated water and mold at their RV and Lot.
- ❖ All exterior signs and advertising flags, including, but not limited to "For Sale" signs and garage sale signs, are prohibited except as permitted herein. No signs are to be attached to or placed in front of any Park signage, streetlights, streetlight poles, or other Park structures, including, without limitation, the clubhouse. A Tenant may place a campaign sign relating to a candidate for election to public office, or to the initiative, referendum or recall processes, in the window or on the side of the RV or on the RV Site. The sign may not exceed six (6) square feet and the sign may not be displayed in excess of a period of time from ninety (90) days prior to an election to fifteen (15) days following the election.
- ❖ Except as otherwise allowed by law, Tenants may not advertise to the public, including any advertisement to invite members of public into the Park, including for meetings, garage sales, bake sales, and other similar events. No business or commercial activity of any nature shall be conducted on the Lot except for home occupation businesses, which are properly licensed by the City in which the Park is located and meet all City requirements. This includes, but is not limited to vacation rentals (VRBO, etc.). No appliances are permitted outside of the RV.
- ❖ Only outdoor patio furniture is permitted on the Lot. All such outdoor furniture must be in good condition and maintained.
- ❖ You are not allowed to alter your Lot in any way. The following is prohibited:

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- No wood pallets
- ❖ The utility pedestals are the sole property of the Park and must be accessible at all times. Tenant shall not connect, except through existing electrical or natural gas outlets or water pipes on the Lot, any apparatus or device for the purposes of using electric current, gas or water. No Tenant is allowed to repair the electrical pedestal.
- ❖ If underground repairs are to be made to your Lot, Owner and Park are not responsible or liable for replacing or repairing any personal changes you have made to your Lot. You will be given notice to move any potted plants and furniture.
- ❖ Tenant, Guests and pets are not allowed on anyone else's Lot without their express permission.
- ❖ Tenant is responsible for the actions and conduct of their Guests and for any damages caused by their Guests.
- ❖ No Guest may occupy or use a RV, Lot or Park facilities without being accompanied by a Tenant.
- ❖ Any light bulb used on the exterior of the RV may only be a maximum of sixty (60) watts or LED 6-8 and may only be aimed at portions of the Tenant's Lot.
- ❖ No objects that resist water (including, but not limited to, facial tissue, disposable diapers, paper towels, tampons, cotton balls) may be flushed or otherwise deposited into the sewer system. Grease, coffee grounds, facial tissue, disposable diapers, "flushable" wipes, tampons and sanitary napkins or other inappropriate items shall not be placed in the sewer system.
- ❖ Park Management shall have a right of entry upon the RV Site for maintenance of utilities, for maintenance of the RV Site where the Tenant fails to maintain the RV Site in accordance with the Rules and Regulations, and for the protection of the Park at any reasonable time, but Park Management may not do so in a manner or at a time which would interfere with Tenant's quiet enjoyment. Park Management may enter a RV without the prior written consent of Tenant in the case of an emergency or when Tenant has abandoned the RV.
- ❖ A keyed pad lock is allowed to lock your gate. It is required that management has a key to the pad lock to access the RV Site. If a key is not provided to management and management needs access to the RV Site, management will remove the lock by force and management will not replace the loss of the lock.

LAUNDRY FACILITIES:

Laundry hours are posted. These facilities will be closed from time to time at Owner's discretion for cleaning and repairs.

Washers, dryers, and all other laundry facilities are to be cleaned by Resident, inside and out, immediately after use. Clothes are to be removed from dryers as

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soon as they are dry. Dyeing may not be done in the washers. The laundry is to be left in a clean, neat and orderly condition. Pet laundry may not be done in washers.

Additional rules and regulations governing the use of the laundry and its facilities are posted and are incorporated herein by reference.

Washing of dishes is not permitted in the laundry area.

Smoking is prohibited in the laundry facilities.

Pets are not allowed in the laundry facilities, with the exception of guide dogs, signal dogs, and other service dogs as defined by Civil Code Section 54.1.

Management is not responsible for articles lost, damaged or stolen in or around the laundry facilities.

Additional rules are posted in the laundry area and are incorporated herein by this reference.

Accessory Buildings:

- ❖ No permanent buildings, garages, cabanas, or storage buildings shall be constructed or installed on any Lot.
- ❖ Maintain a minimum of three (3) foot clearance from any other unit, accessory building, structure, or building component on adjacent Lots.

Pool Area.

a. Hours are 8am-10pm. The Resort reserves the right to close the pool area for maintenance, training, weather and/or other purposes. Rules regarding use of the swimming pool area are posted in the pool area and must be observed.

b. NO LIFEGUARD IS ON DUTY IN THE POOL AREA. SWIM AT YOUR OWN RISK.

c. Glassware, food, and pets are not allowed in the pool area. Service or assistive animals may enter the pool area but must be attended to by their owner. - Music Speakers are prohibited at the pool. - The Resort assumes no responsibility or liability for physical problems or personal injury connected with the use of the pool.

d. Proper swimsuit must be worn in the pool. Street clothes are not permitted in the pool. Nudity is strictly prohibited at the pool area and in all Resort common areas.

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Swimmers may not use any objects in the pool that may leave rust stains or damage the filter pumps. No running, horseplay, or unsafe activity of any kind is allowed in or around the pools. Jumping or diving into the pool is prohibited.

e. Each tenant, visitor and guest using the pool must respect the rights of others. Any person who is a substantial nuisance to tenants, visitors and guests using the pool may be required to leave the pool area.

f. No one should ever swim alone. Inexperienced swimmers must be accompanied by experienced swimmers while using the pools, spas, or splash pad. **Children must be attended at all times while using the pool. No one under the age of 18 is allowed to be alone at the pool and must be with an adult 18 years of age or older.**

g. Resort Management reserves the right to revoke permission to use the pool area for non-compliance with these pool rules.

MODESTY CLAUSE. The resort requires proper clothing to be worn in all public areas as well as group gathering areas (store, clubhouse, laundry rooms, pickleball courts). See-through clothing or clothing that does not cover all private parts of the body are prohibited.

SMOKING. Smoking or vaping of any substance is not permitted in and around the office building, pool, or within twenty (20) feet of all common areas.

Security Cameras

- ❖ Individual security cameras are not permitted on any Lot in the Park except for 1 ring type doorbell & only the manager of the park is allowed to have security cameras.

Holiday Decorations Outside of your RV:

- ❖ Christmas decorations and lights may not be put up prior to Thanksgiving and must be removed no later than January 15. They may not be left up year-round.
- ❖ Other seasonal and holiday decorations may not be put any earlier than two (2) weeks before the holiday and must be removed within two (2) weeks after the holiday.

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- ❖ Only UAL approved Christmas lights and decorations shall be used at Tenant's RV site.
- ❖ Any decoration and/or lights used on the outside of Tenant's RV are subject to Park Management's approval.

Vehicles, Roads, Parking & Guests:

Electric Vehicles:

- ❖ Electric Vehicles are not permitted to be plugged into and charged at the electrical pedestals at the Park. The Park is not equipped to charge electric vehicles.

All Other Vehicles:

- ❖ There is a two-vehicle max per Lot.
- ❖ No ATV's, quads, dune buggies, or similar vehicles, or boats are allowed to be parked in the Tenant's "parking" space at their Lot. Only automobiles, pick-up trucks rated $\frac{3}{4}$ ton or less, motorcycles, and campers attached to the pick-up truck are permitted on Tenant's RV Site. Commercial vehicles, tow trucks, buses, trailers, etc., or vehicles containing tools, equipment, lawnmowers, ladders, etc., or any other items that can be seen from the streets or other RV Sites are not permitted.
- ❖ All vehicles in the park must be in "operational order". With current Registration and Insurance. No vehicle may be "stored" on the RV Site. "Storage" shall include but is not be limited to, the parking of any inoperative vehicle for a period exceeding two (2) weeks, the parking of an operative vehicle that is not used for a period exceeding four (4) weeks or the parking of more than one vehicle for the purpose of selling those vehicles as part of a commercial activity.
- ❖ Registered owners of all vehicles must be on the Rental Agreement and living in the Park.
- ❖ No auto repair or maintenance of your vehicle is allowed in the Park.
- ❖ No washing vehicles is permitted in the Park.

Speed Limit:

- ❖ There is a speed limit of 5 mph while driving in the Park.

Stop Signs:

- ❖ Stop signs are in place for a reason and are to be always observed.

Parking for You and Your Guests:

- ❖ You may park in front of your RV to unload groceries and drop off items.

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- ❖ You may not park in front of your RV for more than 30 minutes.
- ❖ Absolutely no overnight parking in front of your RV.
- ❖ Fire lanes must be kept clear.
- ❖ All roads are Fire Lanes. Do not leave vehicles unattended in fire lanes.
- ❖ Vehicles left parked on the road or outside of the assigned parking spot causing blockage may be removed at the registered owner's expense. **Remember fire trucks and ambulances are larger than regular vehicles and need the roads clear to move through the Park.
- ❖ You may park in front of the office to drop off rent.
- ❖ You may park in front of the laundry room to drop off laundry load only. Once done unloading, you must move your car.
- ❖ You may **not** park in an empty Lot, or a site occupied by another Tenant even if they are not staying on site at that time.
- ❖ Silver Sands RV Park, it's owners, management or employees are not responsible for any damage caused by stray golf balls from the adjacent golf course.

Pets:

- ❖ Tenants are allowed to keep two (2) pets at the RV Site. A pet is defined as one domesticated bird, one cat, one dog, or aquatic animal kept within an aquarium or other animal as agreed to by the Owner. Except for fish and caged birds, only two (2) pets will be allowed per RV Site. Pets permitted in the Park are house pets that spend their primary existence within the RV. Birds must be kept within the RV and must be restricted to the type of birds generally kept as house pets such as parakeets, canaries, finches or parrots.
- ❖ Pets are required to be always on a leash when outside your RV and must be attended by a Tenant.
- ❖ No aggressive breed pets are allowed. Dangerous and aggressive pets are not allowed. Aggressive behavior may include, but is not limited to, lunging, growling, biting and/or barking. **The following breeds (100% or portion thereof) are prohibited: Akita Inu, Alaskan Malamute, American Bulldog, Boxer, Bullmastiff, Chow Chows, Doberman Pinscher, German Shepherd, Great Dane, Mastiff, Pit-Bull, Rottweiler, Siberian Husky, Owner reserves the right to add additional breeds defined as "aggressive" to this list at any time.**
- ❖ Tenant must register such pet(s) with the Park and sign a Pet Agreement and Release. A photograph of the pet(s) will be taken by Park Management. Owner reserves the right to deny Tenant a pet if there are an excessive number of pets in the Park, or if the proposed pet appears to present a threat to the health and safety or the general welfare of the Park or its Tenant. Should Tenant lose his/her pet, or should it die, Tenant must register any new pet with the Owner.
- ❖ Do not allow your pet to wander onto another Lot.
- ❖ The Tenant is responsible for all pet feces and must immediately pick it up, wrap it, and place it in the trash.
- ❖ The tying up of pets outside the RV and leaving them unattended is prohibited.

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- ❖ No pets are allowed in the bathrooms or laundry room facility. Absolutely no washing of any pet in the bathrooms and/or laundry room facility.
- ❖ You may not leave your pet outside unattended at anytime.
- ❖ No exterior pet housing is permitted in the Park. This includes, but is not limited to, any type of confining barricade or structure. Pets may not be left outside at night.
- ❖ All pets must have a current registration and license.
- ❖ You must provide a current immunization record to the office for any pet on site. Failure to do so may be grounds to terminate your tenancy.
- ❖ If your pet bites a Guest, you must notify management immediately and provide a copy of the current shot records to the victim and the pet will need to be removed from the property.
- ❖ If your pet is barking excessively and/or creating a nuisance, you will receive a written warning to remedy the issue.
- ❖ Farm animals (chickens, etc.) are strictly prohibited.

General Rules:

Renting, Subleasing or Assignment:

- ❖ Tenant shall not sublease, rent or assign Tenant's Recreational Vehicle, the RV Site or any rights or interest that a Tenant may have under Tenant's registration and rental agreement with the Park.

UAV's:

- ❖ Due to privacy concerns, as well as health and safety issues, the use of Unmanned Aerial Vehicles ("UAVs") is strictly prohibited.

Garbage Bins:

- ❖ The Garbage Bins are for household trash only.
- ❖ No wood, electronics, concrete, furniture, mattresses, or other large, heavy items are to be thrown into the bins. It is your responsibility to take those types of items to the dump.
- ❖ Cardboard boxes must be broken down flat and placed only in the recycle bin.

Use of Poisons:

- ❖ No use of rodent poison is allowed in the Park.
- ❖ Rodent traps are permitted.

Generators and Other Electrical Rules:

- ❖ You may not run a generator unless the entire Park is without electricity.

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- ❖ If there is an issue with the electrical box at your Lot, please notify the office staff **immediately!** ***DO NOT ATTEMPT TO REPAIR ANY PROPERTY OF THE PARK YOURSELF* (AT YOUR CAMPSITE OR OTHERWISE.)**
- ❖ Those of you with motor homes that call for running of your generator for monthly maintenance may run it once a month, no longer than 30 minutes between the hours of 10 AM - 4 PM.

Misc General Rules and Responsibilities of Tenants and Management:

- ❖ Management shall be represented by a Park Manager whose job it is to enforce the Rules and Regulations.
- ❖ The Park Manager has no authority to enter into any verbal or written agreement, waiver or other understanding, or to make exception, or approve any arrangement inconsistent with the Rules and Regulations and/or registration agreement/rental agreement with Tenant(s).
- ❖ The Park Manager may not give advance written consent where called for by the registration/rental agreement or the rules and regulations. Please do not request the Park Manager to make promises or seek special favors they cannot offer or accept.
- ❖ The Park Manager shall do no work in or around Tenant's RV on the Lot except as needed to fulfill Park Management duties.
- ❖ Management does not refer contractors for such work.
- ❖ The Park Manager has no authority to represent or give opinions about RV values, quality, utility, condition, or merchantability.
- ❖ **Tenant shall not threaten, harass, intimidate, verbally abuse, follow, stalk, or engage in a course of conduct over a period of time, however short, that threatens, harasses, intimidates, verbally abuses or follows or stalks the Park Manager and/or Park personnel in the performance of their duties on behalf of Owner. Any such conduct shall be deemed a nuisance for which remedial action under the Recreational Vehicle Park Occupancy Law or any other law that may be brought against Tenant, including without limitation, restraining orders pursuant to Code of Civil Procedure Sections 527.6 and 527.8 to prohibit harassment and work-place violence, orders for injunctive relief, and/or termination of Tenant's right to possession of Tenant's RV Site.**

Park Employees/Community Personnel & Maintenance:

- ❖ Park employees are prohibited from receiving any notices, mail, service of process, gratuities, deliveries or packages (in particular mail or parcel post) or other property from anyone for safekeeping, storage or any purpose on behalf of any resident or guest.

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- ❖ If the Tenant has any questions concerning the utility pedestals outside the RV, or any questions in regard to the Park rules, please contact the on-site manager.
- ❖ Maintenance employees do not have authority to answer questions concerning State, County, City or other laws and ordinances or the Park rules.
- ❖ Community property, tools and equipment are for the use of Park personnel only.
- ❖ Tenants shall not use or borrow any of the Park's property, tools or equipment.

Park Disturbances:

- ❖ Park is a RV community similar to ones in the local area. As in other typical campsite communities, the Tenants are expected to experience and accept a reasonable amount of disturbances.
- ❖ If one of your neighbors is disturbing you, it is agreed that you will affirmatively contact the person and make a reasonable effort to resolve and remedy the disturbance.
- ❖ Management is not the cause of such disturbances and shall have no responsibility, duty or obligation to intercede in a "neighbor vs. neighbor" dispute, except as may be required by law.

Park Rules and Consequences of Non-Compliance:

- ❖ Tenants may only be in the Park and use the Park's facilities if you comply with these Rules and Regulations and Management's other conditions of tenancy.
- ❖ The Rules and Regulations are for the protection of the Park and to promote care for common areas and reasonable maintenance standards.
- ❖ At all times, the Rules and Regulations will be interpreted in a reasonable fashion consistent with the Recreational Vehicle Park Occupancy Law as it may change from time to time.
- ❖ It is Park management's intention to interpret and apply all of these Rules and Regulations reasonably and lawfully.
- ❖ If, for any reason, any portion of these Rules and Regulations are deemed unlawful, that is the result of an unintentional error and the portion which is unenforceable or unlawful will be deemed omitted without further action on Park management's part and all remaining rules will remain in full force and effect.
- ❖ If Tenant violates any term of tenancy, a delay or omission in exercising any right or remedy by management will not impair any rights or remedies, nor will it be considered a waiver of any right or remedy.
- ❖ No waiver by management of the right to enforce any provision of the Tenant's Registration/Rental agreement and/or these rules after any default or violation on Tenant's part will be effective unless it is made in writing and signed by management, nor will it be considered a waiver of any rights to enforce each and

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every provision of the Tenant's Registration/Rental agreement and/or these rules upon any further default or violation by Occupant.

Reservation of Future Surveillance for Common Areas:

Management reserves the right to monitor, by audio and visual equipment including a surveillance camera and recording equipment, common areas of the park including streets, parking areas, clubhouse, and any other common areas of Park. This will be done for the safety of all Occupants.

Code of Conduct:

Tenants and Guests must behave reasonably, be respectful of the legitimate rights of others, and not do anything which will unreasonably and adversely affect others and not do anything which may endanger anyone or any other person's property. This limitation includes, but is not limited to, unreasonable and excessive noise, intoxication, quarreling, threatening, fighting, trespassing, immoral or illegal conduct, profanity, or rude, boisterous, objectionable, or abusive language or conduct, threatening or interfering with the manager, employees, contractors or Owner of the Park. The use or display of fireworks and any weapon, including, but not limited to, bow and arrow, BB guns, knives and guns are expressly prohibited. Tenants are responsible for their actions and conduct as well as the actions and conduct of their family members, guests, and invitees and must acquaint all Guests with the rules and regulations of the Park. Tenants are financially responsible for any and all damage they cause, or any damage caused by their family members, guests, and invitees.

Stereos, radios, cd player's televisions and all other music devices and musical instruments must be used so as not to unreasonably disturb others.

Tenants and Guests must not encroach or trespass on any area which is not open for general use for Tenants and their Guests. All Park property which is not for the use of Tenants and Guests, including but not limited to utility connections or other equipment connected with utility services and tools and equipment of Park must be avoided and not used, tampered or interfered with in anyway.

Tenants and their Guests must be quiet and orderly and shall not be allowed to do anything which might be cause for complaint. "**Quiet Time**" in the Park is between the hours of 10:00 p.m., and 8:00 a.m. Tenants must acquaint all Guests and all occupants of the RV with the Park's Rules and Regulations. During these hours there will be no construction or contractors allowed in the Park unless specifically authorized by Management. This policy excludes Park maintenance deemed necessary by Management.

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The Park's streets shall not be used for the playing of games and sports without prior Management approval.

Barbeques must be approved for use by Park Management. No wood or charcoal barbeques will be allowed. Management reserves the right to prevent Tenant from using a barbeque or fire-pit that Management believes is a fire hazard to the Park.

Occupants agree that conduct which constitutes a substantial annoyance to other community Occupants within the meaning of California Civil Code §799.70(c), shall include, but not necessarily be limited to the following conduct or combinations thereof, upon written complaint by other Occupants and witnesses and/or their willingness to cooperate and testify in a court proceeding due to the seriousness of the acts or omissions:

- ❖ Frequent arguments at your Lot (neighbor to neighbor disputes, domestic disputes, domestic violence, etc.) which are audible to a next-door neighbor inside their RV or in the Park streets.
- ❖ Any terrorist threats or racial/ethnic insults made to others, including management staff or neighbors.
- ❖ Brandishing of any deadly weapon and/or discharge of any explosive device, including fireworks, or discharge of any gun including compressed air guns and "B-B" guns within the community, whether intentional or accidental.
- ❖ Multiple responses (i.e. 3 times in any 12 months) to the community by the police for reported criminal and/or nuisance activity or disturbances of the peace at your Lot.
- ❖ Frequent late night and early morning social or business gatherings at your Lot.
- ❖ Frequent vehicular traffic to and from your Lot for short visits.
- ❖ Frequent bicycle or foot traffic to and from your Lot for short visits.
- ❖ Frequent loud music at the site night or day which is audible to a next-door neighbor inside their RV or in the community streets at an unreasonably loud level.
- ❖ Operation of electronic transmission devices (i.e. "CB" radios) which interfere with radios, TVs or computers;
- ❖ Frequent open consumption of alcohol or other intoxicants and/or drunken or disorderly behavior whether at your Lot or in common areas.
- ❖ Unsafe driving within the community including driving at an unsafe speed, failure to stop or yield, endangerment to pedestrians, children, and pets.

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- ❖ Loud motor vehicle noises including modified muffler systems, car stereos and motorcycles going to and from your Lot.
- ❖ Frequent improper street parking.
- ❖ Continuing failure to maintain the RV and space—including landscaping—according to the community rules and regulations and general community standards. This includes but is not necessarily limited to improper open storage of personal property or debris, hazardous materials, inoperative vehicles, unregistered vehicles, unsightly vehicles, and vehicle repair at the Lot.
- ❖ Frequent or continuing accumulations of litter, rubbish, or debris at the Lot.
- ❖ Causing any open fire, whether intentional or accidental. All fires must be contained in a BBQ or Fire Pit with a screen.
- ❖ Lewd or obscene behavior outside your RV or in common areas.
- ❖ Disturbing the peace by behaving in an unreasonably loud or disruptive manner outside your RV or anywhere in the community.
- ❖ The uttering of profanity outside your RV or in the common areas loud enough to be audible to persons passing by.
- ❖ Allowing, to visit or live in your RV, former occupant(s) who have been evicted, or who moved out after having been served eviction notices, for substantial annoyance and/or behavior rules and regulations.
- ❖ The failure of occupant pet owners to monitor and be responsible for their pet's conduct. Tenant pet owners must not allow their pets to cause damage or unreasonably annoy other Tenants and/or their Guests.

WARNING: ENGAGING IN THE CONDUCT IDENTIFIED ABOVE, OR ANY OTHER CONDUCT DEEMED BY THE MANAGEMENT TO BE A SUBSTANTIAL ANNOYANCE TO OTHER COMMUNITY OCCUPANTS SHALL BE GROUNDS FOR A TERMINATION OF TENANCY AND IF NECESSARY, FORMAL EVICTION PROCEEDINGS. Management reserves its right to terminate the tenancy of a Tenant for any other conduct upon the community premises, including of a lesser amount or offensive nature than those items specified above, which constitutes a substantial annoyance to the other community Tenants.

ZERO TOLERANCE POLICY RE ILLEGAL DRUGS. Park does not tolerate any drug possession, use, and/or sale in the community by Tenant, Tenant's family, any household members, or Guests. Even a single incident of drug possession, use, and/or sale in the community by Tenant, Tenant's family, any household member, or Guests, with or without Tenant's knowledge, shall constitute a substantial annoyance within the

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meaning of California Civil Code, Section 798.70(c) and may, at Management's sole option, serve as the basis for the termination of Tenant's tenancy in the community.

Estoppel Certificates:

Upon Park's request, Tenant must within ten (10) days execute, acknowledge and deliver to Owner a fully executed Estoppel Certificate. Tenant's failure to provide said Estoppel Certificate within ten (10) days shall be deemed a violation of these Rules and Regulations, upon which Tenant's tenancy may be terminated.

Insurance And Indemnification:

Park does not carry public liability or property damage insurance to compensate Tenant, Tenant's Guests or any other person from any loss, damage, or injury except those resulting from actions where Park would be legally liable for such loss, damage or injury. Tenant is required and responsible for obtaining, at Tenant's own cost, extended coverage for RV, fire and other casualty insurance on the Recreational Vehicle, other improvements and contents to the full insurable value and such other insurance as is necessary to protect Tenant, Tenant's Guest(s) or others from loss or liability, and Tenant hereby agrees to indemnify and hold harmless Park from any liability thereof.

Evidence of Insurance is required upon application for tenancy at the Park. Tenants must obtain and maintain at all times while occupying Park an RV insurance policy specific for vacation rentals/camping (separate from what the DMV requires) from an insurer with a rating of at least A- at all times with general liability, collision, comprehensive, uninsured/underinsured, towing, roadside service, and emergency with insured limits of at least \$100,000 listing Park as an "additional interest" for notification purposes. Said policy shall include extended coverage for RV, fire, property damage, emergency expenses, vacation liability, personal effects or contents coverage, and other casualty insurance on the RV, other improvements and contents to the full insurable value and such other insurance as is necessary to protect Tenant's invitees or others from loss or liability. Tenant may during the term of the rental agreement make changes in the required insurance coverage or limits as determined by Park management in its reasonable discretion. Tenant agrees to provide a copy of all insurance policies affecting the RV and RV Site to Management upon ten (10) days written request. Tenant agrees that in the event Tenant does not timely provide said insurance, Park Management may obtain said insurance meeting the above coverages and bill Tenant for the insurance as additional rent. Park Management shall have no obligation to obtain such insurance. Park Management may obtain such policy that protects Park, but not Tenant, to satisfy Tenant's obligation. Failure to provide evidence of insurance and Park being listed as "additional interest" for notification purposes may,

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at the option of Park, void the rental agreement and Tenant will be required to vacate the RV Site.

Tenant and Tenant's Guests acknowledge that Owner shall not be liable for any loss, damage or injury of any kind whatsoever to the person or property of any Tenant, Guest or invitee of any person caused by use of the Park, Park Facilities or RV Site, or by any defect in improvements erected thereon, or arising from any accident in the Park, or any fire or casualty thereon, or arising from any cause whatsoever, unless resulting from the negligence or willful act of the Owner or its authorized agents.

Thank you for your cooperation to keep Silver Sands RV Park a safe, friendly, and clean place to stay. We appreciate your continued business.

The Park reserves the right to amend Park rules at any time in compliance with California law.

These are RV Spaces. Each space is the property of Zion Strong Properties, LLC. Silver Sands RV Park reserves the right to amend park rules at any time with appropriate notice in compliance with CA HSC and RV park law.

I acknowledge that I have received a copy of these rules and am responsible for following them and enforcing them with any family/friends that may visit me in the park. Failure to do so will result in 3-day notice to vacate the park.

Printed Name	Signature	Date
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Printed Name	Signature	Date
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Silver Sands RV Park, Management

Printed Name	Signature	Date
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*All spaces are the property of Zion Strong Properties, LLC. Zion Strong Properties, LLC is not responsible, or liable, for your personal items on sites. (Examples: RV, Sheds, Landscaping, Potted Plants...) *